



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
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Meeting Minutes August 11, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Brian T. Salisbury (BTS), Chairman - absent
William F. O'Connell Jr. (WFO), Vice Chairman
Peter C. Pappas (PCP), Secretary
Dennis J. Trebino (DJT), Member
Bruce W. Lord (BWL), Member
Nikyda Resto (NR), Alternate

Other Officials:

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer
Jean Keyes (JK), Planning Board Coordinator

WFO opened the meeting at 7:00 p.m.

7:00 p.m.

Premier Equipment, Inc. 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing. Decision Deadline: 10/14/16

Applicant has requested a continuance until September 8, 2016. JSK – continuance is due to delay in receiving peer review payment from the applicant and that comments from the peer reviewer could not be provided in time for this hearing.

WFO explained to the public that it is not appropriate to take questions but the public can articulate concerns.

James Canning of 115 Maple Brook Road has concerns about noise and property values.

Robert Inguante of 624 Maple Brook Road is a trustee for the Maple Brook Condo Association has several concerns about the applicant's plan for modified parking, the lack of the 100' buffer zone, surface runoff of water, and both visual and sound impacts. Mr. Inguante stated that the applicant has added impervious surface and is concerned about the environmental impact. Additionally is concerned about dangerous materials being stored on the grounds.

BWL: Motion to continue the public hearing for the Premier Equipment, Inc. 47 South Maple Street, Development Plan Review and Stormwater Management Permit to September 8, 2016 at 7:00 p.m.

DJT: Second.

Discussion: None.

Vote: 4-1 Carried. (Yes - WFO, DJT, BWL)(No - PCP)

Victory Packaging Warehouse – Discussion of Six-Month Post Construction Traffic Study

JSK gave an overview of the reason for the discussion.

Present: Scott Thornton of Vanasse and Associates and Jeff Treligan, President of Victory Packaging Warehouse.

Mr. Thornton explained the study that was done on May 26, 2016 during peak season and the findings and mostly focused on the tractor-trailer traffic. The daily number was much greater than original estimate. Mr. Thornton thinks the truck traffic will settle down during off-peak months. He is recommending that he repeat the study in 6 months.

The Board was very concerned about:

- Trucks coming to the site from the Route 126 and exiting the facility and heading north on Maple Street. The Board would like to see the applicant post signs near the loading/unloading areas and the on-site break areas to inform drivers that they cannot enter or exit from Route 126.
- Trucks using Jake brakes. The Board would like to have the applicant install a sign that says "No Jake Brakes." This may be an issue because there is no street sign identifying the facility. JSK stated that the applicant would have to go to the Board of Selectmen to get approval for this sign.
- Safety of residents crossing Maple Street to get to their mailboxes. JSK will contact the Post Office and see if the boxes can be moved.

Mr. Treligan responded that they will be glad to comply with the Board's signage requests but the big rigs from out of state will not comply. They will take the best route, which may north on Maple Street to Route 126. Additionally he added that the driveway was widened so the trucks did not have to cross in the opposite lane on Maple Street to take a right turn out of the facility.

Questions and Comments from the Public:

Peter Gabrielle of 6 Stonehedge Road stated that the driveway reconfiguration does not stop crossing into other lane. He sees trucks coming from north all the time and the use of Jake brakes is constant. Mr. Gabrielle asked if the applicant could put an island in middle of the entrance to stop the trucks going to and coming from the north. He has a video of truck backing up Maple Street to get to the entrance that it missed. This was a local truck not a long distance carrier. Mr. Gabrielle requested that Victory install a sign on the road to alert them of their entrance to eliminate trucks coming from the north missing the entrance. He understands that this might also encourage trucks to come from the north. Mr. Gabrielle said that overall Victory has been good and the noise has been practically nothing. Their drivers are good.

Steven Kohler of 26 Stonehedge Road asked if the applicant is made informed of when the study will be conducted. Mr. Thornton responded no. Mr. Kohler believes the entrance does not comply with the approved plan and that when the light pole was moved the width of the driveway was left as is. JSK responded that the driveway was restored back to original plan. Mr. Kohler described a dangerous situation where a car was exiting Stonehedge at the same time that a truck was exiting Victory. He saw the truck exit Victory without even stopping and it had to stop hard to miss a car coming northbound on Maple Street.

Laly Viera of 60 High Street described that she witnessed a truck backing up and that she argued with driver. She believes that this is happening more than their camera or study is showing. Ms. Lally stated that she thought the original traffic study stated that there were supposed to be box trucks and not tractor-trailers. Mr. Treligan responded that they have 10-tractor trailer and 2 box trucks.

Mr. Treligan reminded the Board that Victory has already provided \$3,000.00 to the Town for additional signage on Maple Street and \$10,000.00 for radar-controlled signs for the police. He would like the additional Maple Street signage to come out of these funds. JSK will look into it.

WFO: Motion to repeat the traffic study in six months for the Victory Packaging Warehouse at 355 Maple Street.

PCP: Second.

Discussion: None.

Vote: 5-0 Carried. (WFO, PCP, DJT, BWL)

Charles River Center, 245 Hartford Ave – Request for Determination of a Major or Minor Modification to the Parking Requirement

Present: Andrew Manning, WS Development. Owner and operator Charles River Center which is the Whole Foods plaza.

JSK explained wants to increase the restaurant parking spaces. He can't switch the uses because the parking spaces are restricted by the Board's decision. They have a special permit and they are asking for a modification to that special permit.

Mr. Manning explained that the Approval that was granted in 1999 was based on the parking code at that time using a shared parking analysis; consequently the plan was approved with 1277 parking spaces. The shared use parking code today in 2016 would require 1389 parking spaces. They are compliant with the original plan and are even compliant to today's standards. Mr. Manning had a peak parking demand count done in late May 2016. Four total parking fields were counted and it is understood that it is not a peak demand day. Then the data were extrapolated to December 2016 and it showed that the parking would still be sufficient.

Mr. Manning then explained that his company is trying to look at a modification to the parking requirement to provide to be able to provide an additional dining option in the plaza. Since the Approval capped the number of spaces that can be used for dining, Mr. Manning stated that they would like to modify the Approval to be able to use some of the retail parking spaces for dining.

The Board discussed the possible impacts of this change and BWL would like to see a plan and traffic study. JSK clarified that a parking and traffic study of the impact of an 11k sq. ft. restaurant would not change from the original traffic analysis. The parking spaces are based upon square footage and not use. Mr. Manning agreed that a change in use would not change the traffic analysis.

The Board agreed that they would like to discuss this further and would like to continue the discussion to September 8, 2016.

BWL: Motion continue to September 8, 2016 the discussion to accept as a major or minor the request for modification to the parking requirement to change the ratio of retail and restaurant parking spaces for the Charles River Center Major Commercial Complex Special Permit Decision.

PCP: Second.

Discussion: None.

Vote: 3-2 Carried. (YES - PCP, DJT, BWL) (No – WFO, NR)

Decision Discussions and Signings:

Maple Street Drainage & Maintenance, Scenic Road Special Permit: JSK explained the decision and conditions.

BWL: Motion to sign the Decision for the Maple Street Drainage & Maintenance Scenic Road Special Permit.

PCP: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

Ann-Marie's Meadows Definitive Subdivision, 314 Center Street: JSK explained the decision and conditions.

BWL: Motion to sign the Decision for Ann-Marie's Meadows Definitive Subdivision.

PCP: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

JK Landscaping & Firewood, 170 Mechanic Street, Bulk Storage Special Permit: JSK explained the decision and conditions.

PCP: Motion to sign the decision for the JK Landscaping & Firewood, 170 Mechanic Street, Bulk Storage Special Permit.

DJT: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

Asphalt Engineering LLC, 190 Farm Street, Bulk Storage and Scenic Road Special Permit: JSK explained the decision and conditions.

PCP: Motion to sign the decision for the Asphalt Engineering LLC, 190 Farm Street, Bulk Storage and Scenic Road Special Permits.

DJT: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

General Business:

- ☐ **ANR's**
- ☐ **As-Built Certifications**
- ☐ **7/28/16 Minutes Signing**

PCP: Motion to sign the July 28, 2016 Meeting Minutes.

DJT: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

- ☐ **Sign Vouchers**

DJT: Motion to sign the Vouchers.

BWL: Second.

Discussion: JSK explained the vouchers and payroll.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

Board agreed to cancel August 25, 2016 meeting.

BWL: Motion to adjourn.

DJT: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, PCP, DJT, BWL)

Meeting Adjourned at 9:30 p.m.

Meeting Documents & Exhibits:

Premier Equipment Development Plan & Stormwater Management Permit

1. Continuance Request from Heritage Design Group – 8.8.16

Victory Packaging Warehouse – Discussion of Six-Month Post Construction Traffic Study

1. Traffic Monitoring Study Memorandum from Vanasse & Associates – 6.16.16

Charles River Center – Request for Determination of a Major or Minor Modification to the Parking Requirement

1. Narrative 8.3.16
2. Decisions – 1997
3. Approved Parking & Survey Plans
4. Parking Supply & Demand Study 6.9.16

Minutes Accepted on: _____

9/22/16
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian T. Salisbury
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William F. O'Connell Jr.
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Peter C. Pappas
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